

## **College Avenue Bridge Analysis – Appendix C**

### **Listing of City Planning Developments**

In response to your request for additional information on downtown redevelopment that may impact the College Avenue Bridge (Bridge), we have put together the following information. This is the best available information at this point . . .so please let me know if you have questions.

- Fox Cities Performing Arts Center, do your assumptions include the additional traffic generated by the PAC?
- Richmond Terrace is under construction to open with 149 residential units and 30,000 sq. ft. of commercial/retail/office space. Project is targeted for completion for commercial space in late summer 2003 and residential space in late winter/spring 2004.
- Lawrence University - a new dormitory is under construction to facilitate additional enrollment growth for the University. The University would have additional information about future enrollment projections.
- Former Graphic Communication Site - one acre downtown site for future mixed use development (retail, office and residential) estimated at 70,000 sq. ft.
- City Center Plaza (formerly known as Avenue Mall) - an additional 20,000 sq. ft. of office space to be filled.
- City Center East (formerly Younkers Dept. Store) - an additional 120,000 sq. ft. of office space to be developed with 35,000 of that under development to open in first quarter 2003 for Thedacare operations (120 employees).
- La Salle Clinic property/block (N. Oneida and Harris St) – unknown future use. Discussions about expanded office development.
- St. Joseph School Site - development as potential expanded office use (private and/or government uses with County and Police Dept) and or residential uses.
- County Building/Police Department - expansion planned for police department for twice the size. Potential collaboration between the police and county.
- Copper Leaf Hotel (former JC Penney's site corner of College and Superior) - a 73 suite hotel with 61,000 sq. ft.
- Thrivent Financial for Lutherans (formerly AAL) - potential increase in employment at downtown office location.
- Riverfront development - a multi-modal transportation study was done for future riverfront development. . .Greg would have a copy of this report.

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